028.0	0002	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,210,200 /	1,210,200
USE VALUE:	1,210,200 /	1,210,200
ASSESSED:	1,210,200 /	1,210,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		OXFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OOMMEN GEORGE/ TRUSTEE
Owner 2:	GEORGE OOMMEN LIVING TRUST
Owner 3:	
Street 1:	34 OXFORD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OOMMEN GEORGE -
Owner 2:	-
Street 1:	34 OXFORD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3592 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	749,600	5,800	454,800	1,210,200
Total Card	0.114	749,600	5,800	454,800	1,210,200
Total Parcel	0.114	749,600	5,800	454,800	1,210,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.96 | /Parcel: 336.96

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	19296
GIS Ref	
GIS Ref	
Insp Date	10/14/17

!2337!

PREVIOUS ASSESSMENT

Parcel ID 028.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	749,600	5800	4,950.	454,800	1,210,200		Year end	12/23/2021
2021	104	FV	715,100	5800	4,950.	454,800	1,175,700		Year End Roll	12/10/2020
2020	104	FV	715,100	5800	4,950.	454,800	1,175,700	1,175,700	Year End Roll	12/18/2019
2019	104	FV	515,000	5900	4,950.	483,200	1,004,100	1,004,100	Year End Roll	1/3/2019
2018	104	FV	515,000	5900	4,950.	352,500	873,400	873,400	Year End Roll	12/20/2017
2017	104	FV	482,400	5900	4,950.	307,000	795,300	795,300	Year End Roll	1/3/2017
2016	104	FV	482,400	5900	4,950.	261,500	749,800	749,800	Year End	1/4/2016
2015	104	FV	428,800	5900	4,950.	255,800	690,500	690,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:21:55

LAST REV

Date	Time
12/11/17	15:29:01
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2337

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OOMMEN GEORGE,	59777-200		8/17/2012	Convenience	1	No	No		
MAYNARD LAURIE	26659-528		9/11/1996		1	No	No		F

USER DEFINED

Prior Id # 1:	19296
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2012	505	Manual	9,500					replace shingles o
4/6/2010	261	Redo Kit	15,000					
5/26/2009	379	Manual	10,563					

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	KB	Kevin B
4/30/2009	Measured	163	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	270	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN/TAN		
View / Desir:			

BATH FEATURES

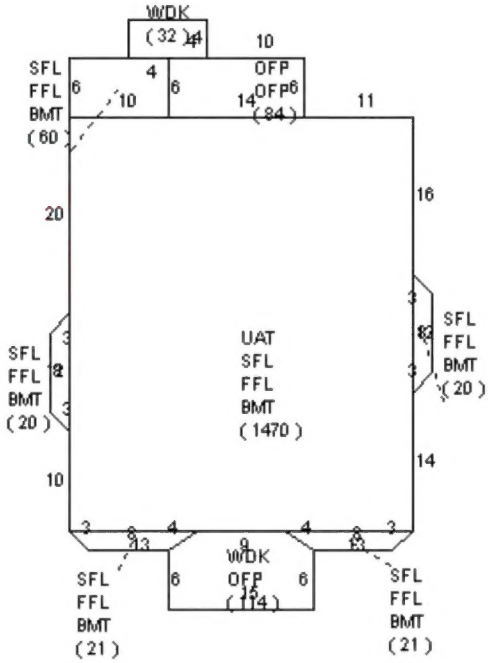
Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	16	BRs:	6	Baths:	3	HB					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	8	3	
Totals			
2	16	6	

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.97568238
Const Adj.:	0.99980003
Adj $ / SQ:	175.588
Other Features:	136000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	840356
Depreciation:	90758
Depreciated Total:	749598

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.59
Special Features:	0	Val/Su Net:	133.10
Final Total:	749600	Val/Su SzAd	232.51

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,612	52.680	84,914
FFL	First Floor	1,612	175.590	283,047
SFL	Second Floor	1,612	175.590	283,047
UAT	Upper Attic	368	122.910	45,170
OFP	Open Porch	282	22.350	6,302
WDK	Deck	146	12.850	1,876

Net Sketched Area:	5,632			Total:	704,356
Size Ad	3224	Gross Area	6734	FinArea	3592

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

028.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	8X14	A	AV	1985	14.93	T	27.2	104			1,200			1,200
3	Garage	D	Y	1	18X19	A	AV	1915	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	5,800	Total Special Featues:	Total: 5,800

IMAGE

AssessPro Patriot Properties, Inc